Davidson County DEEDWARR
Recvd: 11/04/08 14:49 2 pgs
Fees:13.00 Taxes:1735.30
20081104-0109816

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $469,000.00 .

Affiant

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this 29th day of October, 2008.

Notary Public
My Commission Expires: 01/09/12

08-0488

Address of New Owner:	Send Tax Bills to:	Tax Information:
Howard R. Wade	FRANKLIN AMERICAN MORT.	117-15-0
1735 N. Observatory Drive	501 CORPORATE CTR. DR., STE 400	117.00
Nashville, TN 37215	FRANKLIN, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Thomas E. Groomes and wife, Melody Groomes**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Howard R. Wade and wife, Ashley O. Wade**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Section I, Green Hills Subdivision, of record in Plat Book 547, Page 128, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 50 fronts 100 feet on the southerly margin of Observatory Drive (also known as North Observatory Drive) and extends back between parallel lines a distance of 150 feet to a dead line.

Being the same property conveyed to Thomas E. Groomes, a single person, by deed from James A. Purdy and spouse, Elizabeth Vittorla Purdy, dated February 28, 1994, recorded on March 1, 1994, of record in Book 9262, Page 484, Register's Office for Davidson County, Tennessee. Thomas E. Groomes having since married.

Melody Groomes, wife of Thomas E. Groomes, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1735 N. Observatory Drive, Nashville, TN 37215.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the

same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of October, 2008.

Thomas E. Groomes

Melody Groomes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Thomas E. Groomes and wife, Melody Groomes**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of October, 2008.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

